

VA BUTLER HEALTHCARE AND HOUSING AUTHORITY OF BUTLER COUNTY PROPOSED ENHANCED USE LEASE (EUL) FACT SHEET—NOVEMBER 2013



PROJECT SUMMARY

VA Butler Healthcare proposes to offer for Enhanced-Use Lease (EUL), Senior Veteran Permanent Housing development for building 3 (land approximately 2 acres) with the Housing Authority of Butler County for operation of an 18 unit senior Veteran permanent housing program.

Upon the completion of construction of a state-of-the-art Domiciliary in 2013, VA Butler Healthcare has vacated a building (building 3) on the northeast side of its 88-acre campus. The building served to house VA Butler's 56-bed Domiciliary program from 1987-2012, but is no longer needed by VA. The Butler County Housing Authority has expressed interest in pursuing the potential to reuse the building for Senior Veteran Permanent Housing. The target would be homeless Veterans only (age 62+) and their spouses. The VA desires to pursue the EUL in lieu of demolishing the building.

Under the EUL, the VA would turn the building and a parcel of land (approximately 2.0 acres) over to the Housing Authority of Butler County. The Housing Authority would seek and use state grant revenue to perform extensive renovations and completely fund the program and operate the program for the duration of the lease. This includes responsibility for all costs – including costs for abatement, interior demolition, renovations, site work (driveways, parking, sidewalks, landscaping, etc.) and all recurring costs necessary for operation of the program, utilities, and maintenance for the life of the lease. At the end of the lease period, the building and property would revert back to the VA.

BENEFITS AND RATIONALE

The proposed project promotes VA involvement in well-being of community while demonstrating sound business practices through conversion of underutilized capital asset and directly addressing a specific strategic goal of VA – [Eliminate Veteran Homelessness](#). The proposed project directly supports VA's goal to eliminate Veteran homelessness by assisting homeless Veterans and Veterans at risk of homelessness to obtain safe, affordable, permanent housing. This Housing Authority resource will be HUD/VASH eligible.

With regard to the market and demand for permanent housing resources for Veterans, VA Butler currently has 115 HUD/VASH vouchers. There were approximately 100 homeless Veterans placed in FY 2013. Of these, 45 are age 55+. VA Butler's onsite Domiciliary program has a homeless bed section (25 beds). In FY 2013 the occupancy rate of this bed section is currently 118%, was 112% in FY 2013, and has been 100% (or greater) over the past 4 years. This, coupled with the fact that the Veteran population is aging, clearly demonstrates that [demand for housing for 18 senior Veterans exists](#) and will exist into the future.

An advantage of offering permanent housing for senior Veterans on VA Butler's campus is its [convenient access to health care services](#) provided. Services to Veterans will be enhanced and expanded through the availability of homeless Veteran housing adjacent to an existing VA facility. Services offered by VA Butler Healthcare (including, but not limited to, primary care, behavioral health, substance abuse treatment, rehabilitation medicine, outpatient diagnostic services, and Community Living Center) will be conveniently available to eligible Veterans of the Housing Authority residence.

The location of the proposed facility on VA Butler's campus also offers residents [a rural community park-like setting with convenient access to amenities](#) such as shopping, restaurants, access to VA and community activities, schools, as well as job opportunities—all that would contribute positively to the resident's quality of life. All public utilities are available to the site and the building. The site also has convenient access from New Castle and Duffy roads. Parking space is immediately adjacent to the building.

The EUL initiative provides an opportunity for VA to house Veterans and the Housing Authority to add a resource in the community that does not exist. This is not possible to do on the VA campus with any other mechanism.

The EUL project for permanent supportive housing for homeless Veterans offers the reutilization of existing resource, contributes to the reinforcement of the VA Butler campus as a residential healthcare entity, contributes to offering additional employment opportunity to the community, and represents a low cost initiative/resource for VA to house homeless Veterans.

For questions or more information regarding the proposed EUL project, please call 800.362.8262, ext. 2400